



1, Cedar Retreats
West Tanfield | Ripon

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WEST TANFIELD, RIPON, HG4 5LH

A well-presented, 3 bed holiday log cabin style lodge with spacious accommodation and set within an exclusive small site of luxury lodges nestled within a beautiful lakeside setting near to West Tanfield.

Guide price £220,000

Location

The lodge is one of 32 luxury lodges at Cedar Retreats and is located on the outskirts of the popular village of West Tanfield on the edge of the River Ure, there are two public houses and a village shop all within a short walk of the park. Further amenities are available a short drive away in the historic market towns of Bedale and Masham, with the Cathedral City of Ripon located six miles or so, to the South. Access to the A1(M) is available at Sinderby and East Coast Mainline train services are from Northallerton and Thirsk.

Description

The lodge is clad in cedar wood and has been well designed to allow the natural sunlight to fill the lodge creating an airy and welcoming space.

The property is to be sold as a furnished holiday let fitted with quality furniture, fixtures and fittings providing any purchaser with the convenience of being able to use the lodge immediately as a rural retreat or as a holiday let if desired.

The spacious accommodation briefly comprises: a contemporary open plan living space with windows to all sides, as well as two sets of glazed patio doors, both opening onto the decked area to the front. The kitchen is fitted with integrated





appliances which include a fridge freezer, oven & hob with extractor fan above and dishwasher.

The dining area provides ample room for a dining table and 6 chairs with the living area having ample space for two large two-seater sofas as well as a coffee table. The internal hallway provides access to the remaining accommodation - a utility room fitted with storage cupboards and washer dryer, as well as having an exterior door out to the side of the lodge. There are 3 double bedrooms, the master bedroom with king size bed, ensuite shower room and patio doors out to a further private south facing decked area with a hot tub. There are two further bedrooms one furnished with a king size bed and the other has twin beds. The house bathroom has a bath with shower above,

combined vanity unit with inset sink and WC with concealed cistern.

Outside, there is decking to two sides of the property, to the front the area is an ideal space for alfresco dining with the decking continuing down the side of the property to a further area where there is a hot tub as well as space for a further table and chairs. The decking is fenced to all sides making it secure for young children and pets. To the rear of the lodge there is a useful storage shed.

The site is approximately 6 acres in size with an attractive pond in the centre.





Additional Information

Agents Notes

Although this lodge is currently used as a holiday lodge, it can also be lived in privately 365 days a year if a second property is owned.

The property has a 125-year lease dating from 1st June 2012. The annual management charge is £3,950 per annum which includes all ground maintenance, household waste, water and sewage. The ground rent is £600 per annum.

There is no stamp duty applied on purchase cost and there is no council tax due.

The lodge is currently rented out as a holiday let through Hoseasons.

Services

Mains electric, water and drainage. Heating is electric.

Viewings

Strictly by appointment only with Lister Haigh.
Tel: 01423 860322

Directions

From Ripon city centre, follow Fishergate and North Street, at the clock tower turn left onto Palace Road/A6108. Follow this road for 5.5miles, then at the roundabout take the 3rd exit, continue for 0.3 miles, and then take the left-hand turn after Nosterfield Road. This road will then lead you to West Tanfield Luxury Lodges.





Total Area: 84.3 m² ... 907 ft²

All measurements are approximate and for display purposes only



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